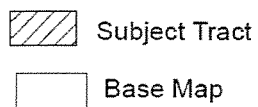


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0019.0A**P.C. DATE:** March 8, 2016**SUBDIVISION NAME:** Resubdivision Portion of Lot 32, Theodore Low Heights Subdivision**AREA:** 0.988 acres**LOTS:** 4**APPLICANT:** Little City Lending, LLC
(Jerad Kolarik)**AGENT:** Permit Partners, LLC
(David Cancialosi)**ADDRESS OF SUBDIVISION:** 3202 Clawson Road**GRIDS:** G-19**COUNTY:** Travis**WATERSHED:** West Bouldin Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3**DISTRICT:** 5**PROPOSED LAND USE:** Single Family**NEIGHBORHOOD PLAN:** South Lamar Combined (suspended)**SIDEWALKS:** Sidewalks will be installed on Clawson Road.**VARIANCE:** From 25-4-175, Land Development Code (LDC) to allow for flag lot. (See attached)**DEPARTMENT COMMENTS:** The request is for approval of a flag lot variance and resubdivision namely, Resubdivision of Portion of Lot 32, Theodore Low Heights Subdivision. The proposed resubdivision consists 4 lots on 0.988 acres.**STAFF RECOMMENDATION:** Staff recommends approval of the variance and resubdivision. With approval of the variance - this plat will meet all current applicable City of Austin Land Development and State Local Government requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Sylvia Limon
Email: Sylvia.limon@austintexas.gov**PHONE:** 512-974-2767



CASE#: C8-2015-0019.0A
ADDRESS: 3202 CLAWSON



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



MEMORANDUM

TO: Members of the Planning Commission

FROM: Sylvia Limon, Planner Senior
Development Services Department

DATE: March 1, 2016

SUBJECT: C8-2015-0019.0A Resubdivision of a Portion of Lot 32, Theodore Low Heights Subdivision Flag Lot variance request

The applicant for the above referenced subdivision application has requested a variance from Section 25-4-175(A)(2) of the Land Development Code to utilize a flag lot design for a resubdivision creating 4 single family residential lots. In reviewing the variance request, staff evaluated the request based upon the criteria below, (see criteria and staff response):

(i) has provided accessibility for emergency responders;

The applicant has met with Austin Fire Department review staff and AFD staff has determined that the flag lot configuration proposed will not inhibit accessibility for emergency responders.

(ii) has adequate room for required utilities

The applicant has provided a driveway and utility plan to reviewers for the City of Austin Water and Wastewater review and Austin Energy Departments. The reviewers have determined after review of the utility/driveway plan that there is adequate room to provide utility service to both lots and utilities will not cross the proposed new lot lines.

(iii) enhances environmental and tree protection;

The applicant has provided a tree survey to arborist staff with the City of Austin and the arborist have no objections or further recommendations.

(iv) is otherwise compatible with the surrounding neighborhood;

The lots across the street from this proposed resubdivision, located at approximately 3115 Clawson Road, have been resubdivided into 4 flag lots. Further south along Clawson Road there are 3 other resubdivisions that are flag lots. There is also a flag lot resubdivision located along Valley View Road (which is next street to west of Clawson Road).

The immediate area is zoned SF-3 which is the appropriate zoning for the proposed use. See attached, Surrounding Neighborhood Exhibit which generally shows the development pattern in the immediate vicinity.

(v) the applicant provides a copy of any existing private deed restrictions;

The applicant has determined that there are no existing private deed restrictions that apply to this property.


Based upon review of these criteria, staff **recommends** the variance request to develop a flag lot as a part of this resubdivision request.


Date: 08/13/2015
To: City of Austin Planning Commission
From: Little City Lending/Little City Development
Re: Subdivision Compatibility Statement for 3202 Clawson
Case #: C8-2015-0019.0A
Case Manager: Sylvia Lemon

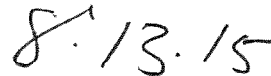
COMPATIBILITY STATEMENT

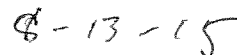
As owner and developer of 3202 Clawson Rd, 78704, we feel that our proposed subdivision and development will be compatible with the surrounding neighborhood. Please see attached map for clarification of these points:

- While the neighboring parcels are also large, our new subdivided lots will be comparable in size to the majority of single-family lots in the immediate area, and all of our newly created lots will be over 7,000 SF.
- There are three directly comparable flag lot developments very close to our property. The most comparable being 3113 Clawson across the street, which was recently approved for virtually the same flag lot subdivision and duplex use. (This property is actually slightly smaller than ours.)
- There are also several new and proposed developments in the immediate area that, although not flag lots, have the same or greater density than our development.
- Our duplex use is comparable to the new condos being built on Del Curto and further South on Clawson, and is directly comparable to the 4x duplex development across the street at 3113 Clawson.

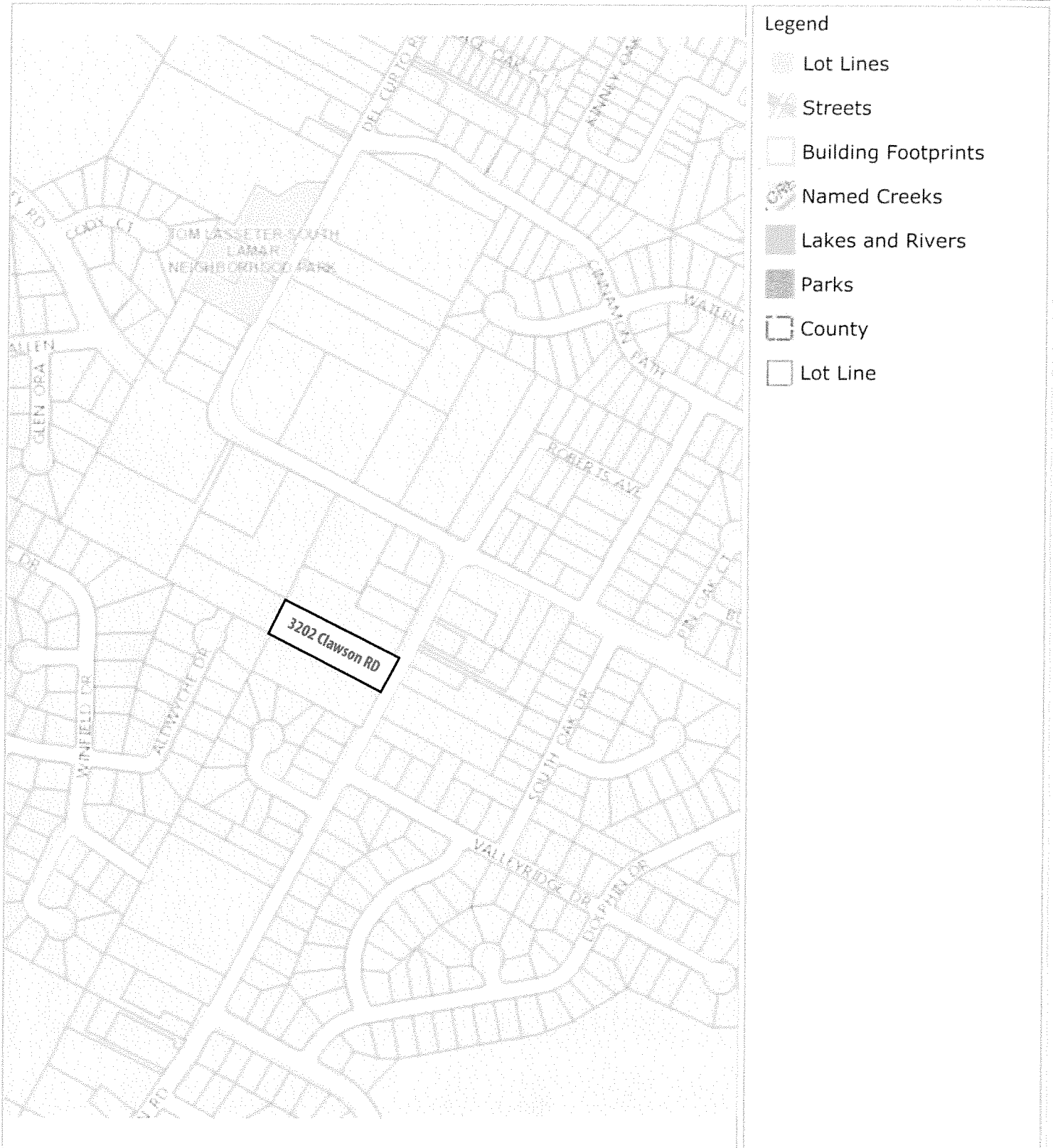

Kary Aycock, Owner, Little City Lending


Jerad Kolarik, Little City Development


8.13.15


8-13-15

3202 Clawson RD Area Map



3202 Clawson Comparable Development



Subject Property
3 Flags, 4 Lots on .99 Acres

Comparable Flag Lots

- 1 **2701-2705 Del Curto**
2 Flags, 3 Lots on 1 Acre
- 2 **3113 Clawson**
3 Flags, 4 Lots on .97 Acres
- 3 **3510-3514 Clawson**
2 Flags, 3 Lots on .94 Acres

**New Developments with
Equal or Greater Density**

- 4 **2807 Del Curto**
15 Condos on 2.8 Acres
- 5 **2811 Del Curto**
6 Condos on .65 Acres
- 6 **1814 Lightsey***
36 Homes on 4.7 Acres
- 7 **1805 Lightsey***
31 Homes on 4 Acres
- 8 **3504 Clawson***
4 Duplexes on .8 Acres

*proposed

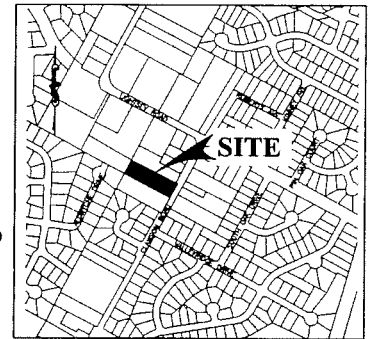
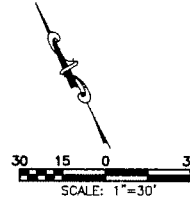
**RESUBDIVISION OF A PORTION OF LOT 32,
THEODORE LOW HEIGHTS SUBDIVISION
AUSTIN, TRAVIS COUNTY, TEXAS**

SHEET 1 OF 2

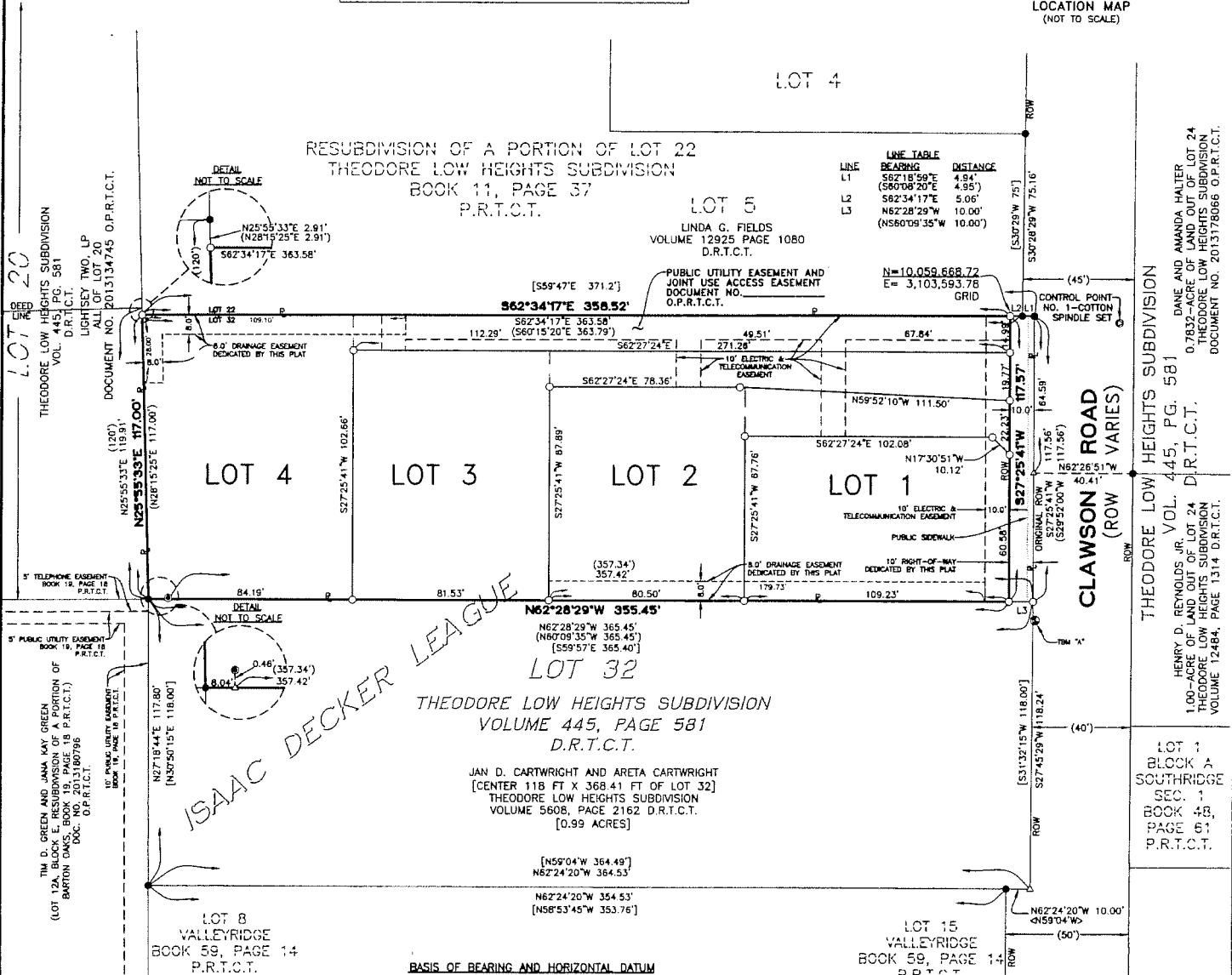
LEGEND

- | | |
|------------|--|
| ● | ON-SITE BENCH MARK SET |
| 1/2" | IRON ROD FOUND
(UNLESS OTHERWISE NOTED) |
| ● | 1/2" IRON PIPE FOUND |
| 1/2" | IRON ROD SET WITH YELLOW PLASTIC
CAP STAMPED "LANDMARK SURVEYING" |
| ▲ | 600 NAIL FOUND |
| △ | CALCULATED POINT |
| △ | CONTROL POINT MONUMENT |
| | PUBLIC SIDEWALK |
| () | RECORD INFORMATION (DEED) |
| | ADJOINER RECORD INFORMATION |
| ROW | RIGHT-OF-WAY |
| R | PROPERTY LINE |
| D.C. NO. | DOCUMENT NUMBER |
| R.P.T.C.T. | R.P.L. RECORDS TRAVIS COUNTY, TEXAS |
| R.P.T.C.T. | OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS |
| R.P.T.C.T. | REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS |
| D.T.C.T. | DEED RECORDS TRAVIS COUNTY, TEXAS |
| TCAD | TRAVIS COUNTY APPRAISAL DISTRICT |

LOT SUMMARY TABLE	
LOT 1: 7,373.8 SQ.FT.	(LOT NOT AFFECTED)
LOT 2: 9,016.3 SQ.FT.	(7,074.3 SQ.FT. WITHOUT FLAG AREA)
LOT 3: 11,445.6 SQ.FT.	(8,368.5 SQ.FT. WITHOUT FLAG AREA)
LOT 4: 14,025.7 SQ.FT.	(10,033.3 SQ.FT. WITHOUT FLAG AREA)
OVERALL FLAG AREA 9,011.5 SQ.FT.	
10' DEDICATED RIGHT-OF-WAY: 1,175.7 SQ.FT.	
OVERALL SUBDIVISION: 43,037.1 SQ.FT. - 0.988 ACRES	



LOCATION MAP
(NOT TO SCALE)

BASIS OF BEARING AND HORIZONTAL DATUM

TEXAS COORDINATE SYSTEM OF 1983
NAD 83 (CORS), TEXAS CENTRAL ZONE 4203
GEOID MODEL 12A CONUS, US SURVEY FEET
COMBINED SCALE FACTOR: 0.9999424480 WITH
A SURFACE ADJUSTMENT FACTOR OF 1.0000575552.
PROJECT CONTROL POINTS WERE ESTABLISHED
USING THE WESTERN DATA SYSTEM COOP NETWORK.

BASIS OF VERTICAL DATUM

VERTICAL DATUM WAS ESTABLISHED USING MULTIPLE
REUNDANT OBSERVATIONS ON CONTROL POINT #1-COTTON
SPINDLE SET ON THE EAST SIDE OF CLAWSON ROAD BETWEEN
HOUSE ADDRESSES 3201 AND 3203 CLAWSON ROAD,
APPROXIMATELY ± 1.5 FEET EAST OF THE EDGE OF ASPHALT,
AND APPROXIMATELY ± 5.0 FEET WEST OF A MAILBOX, NAVD88
ELEVATION=656.03, LS=FB 1408/6 (SEE DRAWING)

ON-SITE BENCH MARK

IBM A- COTTON SPINDLE SET ON EAST SIDE OF POWER POLE NO. 230689, ±0.6 FEET ABOVE GROUND LEVEL, LOCATED ON THE WEST SIDE OF CLAWSON ROAD BETWEEN HOUSE ADDRESSES 3202 & 3204 CLAWSON ROAD, APPROXIMATELY ±8.0 FEET WEST OF EDGE OF ASPHALT OF SAID ROAD; APPROXIMATELY ±200.0 FEET NORTH OF CLAWSON ROAD INTERSECTING VALLEYRIDGE DRIVE, NAVD88 ELEVATION=655.26. LS-FB 1408/6

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: <http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2015-0019.0A

Contact: Sylvia Limon, 512-974-2767 or

Cindy Casillas, 512-974-3437

Public Hearing: March 8, 2016 Planning Commission

Deborah Stuart

Your Name (please print)

☐ I am in favor
☒ I object

3106 Clawson Rd, Austin, TX 78704

Your address(es) affected by this application

Deborah Stuart

2-22-16

Signature

Date

Daytime Telephone: 512 627 2556

Comments: The home at 3202 Clawson Rd was razed approx 1 month ago without notification to me or any of the 5 neighbors I have spoken with. Clawson Rd is a relatively narrow 2 lane residential road lined with oak trees. With the addition of PGW "townhomes" at Lightsey & Del Curto, traffic is already inconsolable. It is no longer a residential area - Clawson is a racetrack to either Ben White, Lamar, or Manchaca. PLEASE do not EXPLODE our neighborhood any more.

If you use this form to comment, it may be returned to:

City of Austin - Development Services Department / 4th Fl

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810